058.C	0001	0215.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	632,400	/	632,400
USE VALUE:	632,400	/	632,400
ASSESSED:	632,400	/	632,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 215

Owner 1:	FREINER KENNETH OLIVER JR
Owner 2:	FREINER HOLLY T
Owner 3:	
Street 1:	1 WATERMILL PL #215
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O REILLY PETER J/TRUSTEE -
Owner 2:	15 CONCORD AVE TRUST -
Street 1:	22 BRADLEY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1564 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	632,400			632,400
Total Card	0.000	632,400			632,400
Total Parcel	0.000	632,400			632,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.35 | /Parcel: 404.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	153149
GIS Ref	
GIS Ref	
Insp Date	10/03/17

!5090!

PREVIOUS ASSESSMENT

Parcel ID: 058.C-0001-0215.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	614,600	0	.		614,600	614,600	Year End Roll	12/18/2019
2019	102	FV	573,700	0	.		573,700	573,700	Year End Roll	1/3/2019
2018	102	FV	475,400	0	.		475,400	475,400	Year End Roll	12/20/2017
2017	102	FV	442,700	0	.		442,700	442,700	Year End Roll	1/3/2017
2016	102	FV	442,700	0	.		442,700	442,700	Year End	1/4/2016
2015	102	FV	398,200	0	.		398,200	398,200	Year End Roll	12/11/2014
2014	102	FV	370,200	0	.		370,200	370,200	Year End Roll	12/16/2013
2013	102	FV	370,200	0	.		370,200	370,200		12/13/2012

PRINT

Date	Time
12/10/20	20:01:48

LAST REV

Date	Time
10/03/17	15:48:52
danam	
5090	

USER DEFINED

Prior Id # 1:	153149
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O REILLY PETER	69208-204		4/28/2017		570,000	No	No		
TAGLIERI EDMUND	40117-134		7/24/2003	Family		No	No		
LEE SEUNG HAE	26229-168		4/16/1996		178,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2015	510	Renovate	15,335					

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2017	Measured	DGM	D Mann
6/3/2015	Permit Insp	PC	PHIL C
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6040																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	10	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	2 - 2nd Floor
% Own:	0.904900014
Name:	25 - 6040

DEPRECIATION

Phys Cond:	GD - Good	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		14.9	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	0.88363171
Const Adj.:	0.97656715
Adj $ / SQ:	276.136
Other Features:	47547
Grade Factor:	1.00
NBHD Inf:	1.54999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	743108
Depreciation:	110723
Depreciated Total:	632385

COMMENTS

BK:20281 PG:22,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	0
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	428.01
Special Features:	0	Val/Su Net:	404.35
Final Total:	632400	Val/Su SzAd	404.35

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,564	276.140	431,877

Net Sketched Area:	1,564		Total:	431,877	
Size Ad	1564	Gross Are	1564	FinArea	1564

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.C-0001-0215.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: